

COMMITTEE ON REAL ESTATE

September 26, 2017

A meeting of the Committee on Real Estate was held this date beginning at 4:29 p.m. at Gibbes Museum of Art, 135 Meeting Street.

Notice of this meeting was sent to all local news media.

PRESENT

Chairman White, Councilmember Waring, Councilmember Moody, Councilmember Riegel and Mayor Tecklenburg **Staff:** Frances Cantwell, Colleen Carducci, Chip McQueeney, Rick Jerue, Christopher Morgan, and Bethany Whitaker, Council Secretary

The meeting was opened with an invocation provided by Councilmember Moody.

APPROVAL OF MINUTES

On the motion of Councilmember Riegel, seconded by Councilmember Moody, the Committee voted unanimously to approve the minutes of the September 13, 2017 Committee on Real Estate Meeting.

REQUEST AUTHORIZATION FOR THE MAYOR TO EXECUTE THE ATTACHED SUPPLEMENTAL LEASE AGREEMENT BETWEEN THE CITY OF CHARLESTON AND THE U.S. COAST GUARD WHICH IS AN ANNUAL RENEWAL OF AN EXISTING 10-YEAR LEASE AGREEMENT. THE U.S. COAST GUARD DESIRES TO CONTINUE TO USE A PLATFORM AREA APPROXIMATELY 5'X5' MOUNTED ON TOP OF AN 18" DIAMETER STEEL PILE ADJACENT TO THE MARITIME CENTER PIER FOR USE AS A NAVIGATIONAL RANGE LIGHT. U.S. COAST GUARD ALSO DESIRES TO USE AN OPTIC MOUNTED ON A 15' TOWER BOLETED TO THE REAR TOP DECK OF THE CHARLESTON MUNICIPAL AQUARIUM GARAGE FOR USE AS A NAVIGATIONAL RANGE LIGHT. [TMS: 459-00-00-169 AND 459-13-04-001; 10 WHARFSIDE STREET (CHARLESTON MARITIME CENTER PIER), 24 CALHOUN STREET (CHARLESTON MUNICIPAL AQUARIUM GARAGE)]

Colleen Carducci stated that this was an annual agreement that they brought back each year. They needed to make sure they got their appropriation first and then they would extend. It was for the range marker for events at the Maritime Center and on top of the garage.

Mayor Tecklenburg asked if they could just approve the 10 years, and then if they ever didn't get their money, give them a right to terminate, so they didn't have to do this every year. Ms. Carducci said that they required using their form and it said in there that it should not automatically renew.

On the motion of Councilmember Moody, seconded by Councilmember Waring, the Committee voted unanimously to approve the authorization for the Mayor to execute the attached Supplemental Lease Agreement between the City of Charleston and the U.S. Coast Guard which is an annual renewal of an existing 10-year lease agreement.

CONSIDER THE FOLLOWING ANNEXATIONS:

- i. Property on Grimball Road (TMS #: 334-07-00-048) 7.15 acres, James Island (District 6). The property is owned by St. James Foundation.

Christopher Morgan stated that this was vacant land adjacent to the James Island Elementary School. Councilmember Moody asked what the use was for. Mr. Morgan stated that they thought they had other uses that related to their foundation that they wanted to have on the property that would fit under the City's RR-1 zoning. He thought it was ultimately community orientated uses.

Councilmember Riegel asked what the St. James Foundation was and Mr. Morgan said that they were a religious entity. Chairman White said that they were an arm of the St. James Presbyterian. Mayor Tecklenburg said that one of the members had come by on Mayor's Night In and asked about this and it was a vacant lot behind the school. He had been told that they weren't planning to develop it.

Councilmember Moody said he hadn't ever given a lot of consideration to annexations until the Ashley Hall Plantation. Normally they just annex a property to come in, and all of a sudden they were having issues, and so he was just curious. Once they got it annexed, then they had to zone it.

Chairman White asked if they were aware of the build moratorium on James Island and Mr. Morgan said they were aware of everything going on. Chairman White said that they wouldn't have a long discussion then, when they came for zoning. No one ever argued with annexations, only zoning.

Mayor Tecklenburg asked if there was any reason why they didn't come in any sooner and Mr. Morgan stated that there had been discussions about it. They had looked at annexations in that area as something they could hold off on for a while.

Councilmember Waring asked what the zoning was now. Mr. Morgan said it was a PD (planned development). Councilmember Moody asked if it would come in as a PUD and Mr. Morgan said they were happy coming in as RR-1 and that's what the zoning in the area was around them.

On the motion of Councilmember Waring, seconded by Councilmember Moody, the Committee voted unanimously to approve the above annexation.

Having no further business, the Committee on Real Estate adjourned at 4:35 p.m.

Bethany Whitaker
Council Secretary